

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-225</u>	<u>JEAN & DEBORAH WARNER</u>
<u>03-296</u>	<u>MARTA ENRIQUEZ & SUSANA OCHOA</u>
<u>03-322</u>	<u>RIGOBERTO ROMERO</u>
<u>03-324</u>	<u>NEIL KADRE</u>
<u>03-328</u>	<u>ROLANDO MAQUEIRA & NUBIA ARGUELLES</u>
<u>03-349</u>	<u>HERIBERTO VELASCO</u>
<u>03-367</u>	<u>ANTONIO F. CABRERA</u>

APPLICANTS: JEAN & DEBORAH WARNER

- (1) UNUSUAL USE to permit a daycare center and a kindergarten.
- (2) Applicant is requesting to permit a school and school uses to setback 0' from the interior side (south) property line and 0' from the rear (west) property line and 16' from the interior side (north) property line and 45' from the front (east) property line (250' required from all property lines).
- (3) Applicant is requesting to permit parking spaces and driveways within 25' of a right-of-way (not permitted).
- (4) Applicant is requesting to permit a school with 10,436 sq. ft. of outdoor recreation area (11,745 sq. ft. required).
- (5) Applicant is requesting to permit a lot coverage of 21.9% (15% permitted).
- (6) Applicant is requesting to permit an accessory use to setback 2'6" (20' required) from the interior side (south) property line.
- (7) Applicant is requesting to permit parallel parking spaces with a width of 7.5' (8' required) and a depth of 20.5' (23' required).
- (8) Applicant is requesting to permit a one-way drive with a width varying from 8' to 13' (14' required).
- (9) Applicant is requesting to permit 0 stacking spaces (5 spaces required).
- (10) Applicant is requesting to permit a fence and landscaping within the safe site distance triangle (no structures over 2½' in height permitted).
- (11) Applicant is requesting to permit a site with a lot area of 0.77 gross acre (5 acres gross required)

Upon a demonstration that the applicable standards have been satisfied, approval requests #2, - #10 inclusive may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Montessori Children's Academy," as prepared by the Corradino Group, consisting of 3 pages and dated 7/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, less the east 5' for right-of-way in Block 16, J.G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13, in Section 14, Township 54 South, Range 39 East.

LOCATION: 4030 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.68 Acre Net

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 04-3-CZ10-2 (03-296)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: MARTA ENRIQUEZ & SUSANA OCHOA

EU-1 to RU-1

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 54 South, Range 40 East, less the north 25' and the west 25' thereof.

LOCATION: Approximately 152' east of S.W. 110 Avenue & south of S.W. 36 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.06 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

RU-1 (Single Family Residential)

APPLICANT: RIGOBERTO ROMERO

- (1) Applicant is requesting to permit an addition to a single family residence setback 13' (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit a lot coverage of 41% (35% permitted).
- (3) Applicant is requesting to permit a fence within the safe site distance triangle (no structures over 2½' in height permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Romero Addition," as prepared by Jose R. Conde, Architect, R. A., dated 9-15-03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 4, TROPICAL GARDENS ESTATES, Plat book 58, Page 74.

LOCATION: 5487 S.W. 92 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 104'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-3-CZ10-4 (03-324)

3-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: NEIL KADRE

- (1) SPECIAL EXCEPTION to resubdivide and reface a platted lot into three lots
- (2) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring section line roads to be 80' in width; to waive same to permit the east half of S.W. 87 Avenue to be 35' in width (40' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A Plan is on file and may be examined in the Zoning Department, entitled "Waiver of Plat," as prepared by Nelson Mojarena, Surveyor, dated revised 3/18/03 and consisting of one sheet.

SUBJECT PROPERTY: Lot 13, Block 3, FLAGLER WATERWAY ESTATES, Plat book 44, Page 44.

LOCATION: The Northeast corner of S.W. 87 Avenue (Galloway Road) & S.W. 4 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 300' x 139'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANTS: ROLANDO MAQUEIRA & NUBIA ARGUELLES

- (1) Applicant is requesting to permit an addition to a residence setback 12.58' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the residence setback 24.66' (25' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Rolando Maqueira," as prepared by Orlando M. Fortun, dated, signed and sealed 10/29/03 and consisting of three sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 104, BARLOVENTO SUBDIVISION, Plat book 92, Page 104.

LOCATION: 9423 S.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-3-CZ10-6 (03-349)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HERIBERTO VELASCO

- (1) Applicant is requesting to permit an existing addition to a townhouse residence setback 12.1' (20' required) from the rear (west) property line.
- (2) Applicant is requesting to permit an existing townhouse with a patio area of 408 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "One Story Addition to Existing Townhouse," as prepared by Eduardo Lopez, Architect, dated 10-30-03 and consisting of two sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 39, Block 1, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11277 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30' x 75'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 04-3-CZ10-7 (03-367)

13-54-39
Council Area 10
Comm. Dist. 10

APPLICANT: ANTONIO F. CABRERA

- (1) Applicant is requesting to permit a covered terrace addition to an existing residence setback 14' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit an accessory structure (decorative pond) in front of the principal structure (not permitted) setback 23' (75' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Covered Terrace," as prepared by Cesar M. Cano, A.I.A., consisting of one sheet and dated, signed and sealed 12/3/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 25, Block 55, NINTH ADDITION TO SOUTHERN ESTATES, Plat book 80, Page 81.

LOCATION: 12545 S.W. 31 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)